

**UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT**

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For Administrative Use Only

Missouri RD AN No. 1426 (HB-1-3550)

September 8, 2004

TO: All Local and Area Offices
Missouri

FROM: Gregory C. Branum
State Director, Rural Development

SUBJECT: Single Family Housing Direct Loan Limits

PURPOSE/INTENDED OUTCOME:

The purpose of the AN is to advise field staff of the Single Family Housing Direct Loan Limits in Missouri that will be in effect on October 1, 2004.

COMPARISON WITH PREVIOUS AN:

This is a re-issue of MO AN 1416 (HB-1-3550) dated September 15, 2003.

IMPLEMENTATION RESPONSIBILITIES:

Effective October 1, 2004 and through the remaining fiscal year 2005 (September 30, 2005) USDA Rural Development Section 502 Direct Rural Housing loans may not exceed \$118,500, except for the appraisal fee, tax monitoring fee and borrower's initial contribution to their escrow account and for those counties located in the "High Cost" MSA areas as identified by HUD and listed as follows:

EXPIRATION DATE:
9-30-05

FILING INSTRUCTIONS: Preceding
Rural Development Inst. 3550 & Appendix
10 of the HB-1-3550

Columbia, MO MSA (Boone County)	\$137,300
Joplin, MO (Jasper and Newton Counties)	\$129,800
Kansas City, MO MSA (Cass, Clay, Clinton, Jackson, Lafayette, Platte and Ray Counties)	\$148,500
St. Joseph, MO MSA (Andrew and Buchanan Counties)	\$143,000
St. Louis, MO MSA (Franklin, Jefferson, Lincoln, St. Charles and Warren Counties)	\$159,900
Springfield, MO MSA (Christian, Green and Webster Counties)	\$138,100